



Town of Arlington, Massachusetts
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1-8-2013 Minutes

Thompson School Building Committee Meeting
Tuesday, January 8, 2013, 2012
Town Hall Annex – Second Floor Conference Room
6:30 pm

Present: Kathleen Bodie, Superintendent, TSBC
Adam Chapdelaine, Town Manager, TSBC, PTBC
John Cole, TSBC, PTBC
Sheri Donovan, Thompson School Principal, TSBC
Tobey Jackson, Parent Representative, TSBC
Diane Johnson, APS Chief Financial Officer, TSBC, PTBC
Domenic Lanzillotti, Purchasing Officer, TSBC
Tony Lionetta, TSBC, CPC
John Maher, TSBC, PTBC
Mark Miano, Facilities Manager, TSBC, PTBC
Jeff Thielman, SC Rep., TSBC (exited @ 7:20 pm)

Attendees: Brian DeFilippis, OPM, PMA Consultants
Lori Cowles, HMFH Architects
Clerk of the Works, Burt Barachowitz

Call to order: 6:30 pm

Construction Progress Update/Schedule

Brian DeFilippis reported that:

- The building is 95% closed.
- The mason is slightly behind schedule, PMA will address this G & R Construction.
- The majority of the roof is in place, the only exception is the cafeteria.
- The interior mechanicals are progressing well.
- Window receptors should arrive by January 9th and windows by the end of January.

Burt Barachowitz reported on the following:

1. AVB membrane installed on Area A and B east and south elevations; on Area B west elevation at 3rd floor Administration roof; on Area D southeast (Cafeteria) elevation; and on Area C southeast (Gym) rising wall elevation. AVB work underway on Area B southwest elevation at rising wall above main lobby and on Area C and D south, east and west elevations.
2. Masonry installation substantially complete on north elevation and on west elevation at 3rd floor above Administration area. Masonry 60% on Area A east elevation. Area C (Gym) rising wall scaffold has been erected and tented for cold weather with masonry installation underway. South elevation staging has been being put in place and tented for cold weather.
3. Exterior sheathing and wood blocking for openings has been substantially completed. Window openings on Area A and B, 2nd and 3rd floors have had temporary enclosures installed. Openings on 1st floor have been covered with plywood with temporary plywood doors installed. Areas C and D windows have also had temporary enclosures installed.
4. Wallboard tops being installed in Area A and B corridors. Remedial work for framing around stair 1 is underway. Miscellaneous Area A and B interior framing and blocking ongoing.
5. Area C roof has had membrane installed. Work on low roof above Area B (Admin. / Library) continues. Roof for Area D stocked with roofing materials.
6. HVAC piping, welding and insulation continues in Areas A and B. HVAC piping and welding continues in Areas C and D.
7. Areas A and B ductwork and above ceiling mechanical equipment installations ongoing.
8. HVAC ductwork and pipe insulation ongoing.

9. Plumbing rough-ins for bathrooms ongoing in Area A and B. All roof drain tie-ins for Areas A, B, C and D have been made. Area A and B, 3rd floor vent, waste and water piping have been inspected.
10. Areas A and B 1st, 2nd and 3rd floor In-wall electrical rough-ins have been inspected. Electrical tie-ins for above ceiling mechanical equipment underway.
11. Briggs Engineering and Testing Envelope inspections ongoing.
12. National Grid has installed new gas line in N. Union St. and run gas line onto site.
13. Agreement for new electrical poles on N. Union St. has been signed although work has not yet started.
14. Temporary propane heating units were brought on-site, located, inspected and are currently operational for Areas A and B. Temporary heat for Areas C and D is imminent and should be operational within the next few days.

Construction Related Items/Updates

- Winter Protection Measures

Brian DeFilippis reported that the staging is up and protected.

All materials are heated before use.

Propane heaters are working great.

Daily vigilance by Clerk of the Works and the G & R Supt.

- Utility Companies Update

Brian DeFilippis reported that the gas line is in and waiting for the meter installation.

FF & E Update

Sheri Donovan will have her final meeting with Peter Constable, Point Line Space, and her staff to discuss preferences on Wednesday, January 4th. Kathy, Sheri and Peter will then set up a meeting to finalize selections.

IT Update

Supt. Bodie reported that things are moving along, the short throw projector control box must be wall mounted, Doug Faria will speak with the electrical engineering relative to this.

Approval of Invoices

On a motion by John Maher seconded by Jeff Thielman it was unanimously

Voted to increase the Briggs Engineering & Testing purchase by \$10,000 for a total amount of \$25,000.

On a motion by Jeff Thielman seconded by John Cole it was unanimously

Voted to approve Briggs Engineering & Testing invoice #63284 dated November 24, 2012 in the amount of \$3506.25 for services rendered October through November 2012.

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously

Voted to approve HMFH invoice #997543 in the amount of \$18,435.29 for services rendered November 1 – 30, 2012.

On a motion John Maher by seconded by Domenic Lanzillotti it was unanimously

Voted to approve HMFH invoice #997544 in the amount of \$1755.60 for furnishings (Point-Line-Space) and technology equipment (Edvance) services for November 2012

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously

Voted to approve Voted to approve HMFH invoice #997569 in the amount of \$18,435.29 for services rendered December 2012.

On a motion by Adam Chapdelaine seconded by John Cole it was unanimously

Voted to approve Voted to approve HMFH invoice #997570 in the amount of \$2310. for technology equipment services (Edvance) for December 2012.

Brian DeFilippis informed the Committee that the current McPhail invoice exceeded the current budget by \$697 and requested approval of an increase of \$3000 to cover that amount and any other costs incurred to wrap up their services.

On a motion by Jeff Thielman seconded by Adam Chapdelaine it was unanimously

Voted to approve McPhail Associates invoice 0043887 dated December 27, 2012 in the amount of \$2129.75

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously
Voted to approve PMA Consultants invoice 03383-38 in the amount of \$21,195.00 for Professional Services rendered November 1 – 30, 2012

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously
Voted to approve PMA Consultants invoice 03383-39 in the amount of \$18,956.40 for Professional Services rendered for December 1 – 31, 2012.

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously
Voted to approve NSTAR invoice #51563 up to \$6,266.00 for relocation of 3 poles at North Union Street subject to completion and review by PMA Consultants.

Adam Chapdelaine will inquire about the Town receiving a discount as a major user of NSTAR (per John Cole's request).

Certificate of Payment

On a motion by Domenic Lanzillotti seconded by Tony Lionetta it was unanimously
Voted to approve G & R Construction, Inc. application of payment dated December 21, 2012 in the amount of \$950,396.87

Change Requests

On a motion by John Maher seconded by Adam Chapdelaine it was unanimously
Voted to approve Change Request #19 in the amount of \$1642.00 for Add Box Out for Plumbing Lines.

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously
Voted to approve Change Request #24 in the amount of \$16,804.00 to provide propane heaters.

On a motion by Jeff Thielman seconded by John Cole it was:
Voted to approve Change Request #26-R1 in the amount of \$9,841.00 for Type 5 Glass at Curtainwall System. 10-1 (Mr. Lionetta with a no vote).

On a motion by Jeff Thielman seconded by John Cole it was
Voted to approve Change Request 28-R1 in the amount \$9525.00 for Modifications to Switchgear (RF#111)

On a motion by Domenic Lanzillotti seconded by Jeff Thielman it was unanimously
Voted to approve Change Request # 32-R1 for a credit of \$912.00 for (PR#15) Substitute Baby Changing Tables.

Approval of Minutes

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously
Voted to approve the meeting minutes of December 4, 2012.

Books for Bill Update

John Cole reported that the Books for Bill campaign has received \$48,500 to date, John expects that the total amount will exceed the \$50,000 goal. Thank you notes will be sent to donors this week. The Books for Bill group is planning a spring event with an author reading.

Consideration of Address Change for Thompson School

Supt. Bodie will send a letter to the engineering department requesting an address change for the Thompson School (from North Union Street to Everett Street), engineering will assign a street number and then notify all necessary agencies.

Other Business

- Lori Cowles reported that the Director of DPW, Mike Rademacher, had previously agreed to work into his budget the accessible sidewalk handicap ramp work beyond school property.
- Supt. Bodie will notify the Transportation Advisory Committee (TAC) and request that they present to the Board of Selectmen approval of signage and flashing lights around the Thompson School.

John Maher requested that the Committee to receive packet materials in advance of the meeting for review if possible. Both Domenic Lanzillotti and Brian DeFilippis did note that many times invoices and change requests are not received until the day of the meeting. It was agreed that Karen Tassone will email the Committee a packet of any materials received the Friday before the meeting.

Meeting adjourned @ 7:45 pm.

Submitted by
Karen Tassone
Recording Secretary